



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

4106/220 Spencer Street, Melbourne, VIC 3000

INDICATIVE SELLING PRICE

For the meaning of this price see consumer.vic.gov.au/underquoting

Range Between \$265,000 & \$290,000

MEDIAN SALE PRICE

Median price \$470,000 | House | Melbourne (3000)

Period - From 1 April 2017 to 31 March 2018 | Source - CoreLogic

COMPARABLE PROPERTY SALES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of Comparable Property	Price	Date of Sale
2406/220 SPENCER STREET, MELBOURNE VIC 3000	\$260,000	14/12/2017
3206/220 SPENCER STREET, MELBOURNE VIC 3000	\$275,000	11/08/2017
4506/220 SPENCER STREET, MELBOURNE VIC 3000	\$275,000	09/12/2017